

**HARTFORD REDEVELOPMENT AGENCY**

**REGULAR MEETING**

**SEPTEMBER 10, 2009  
PLAZA LEVEL CONFERENCE ROOM  
260 CONSTITUTION PLAZA  
5:00 P.M.**

**JOURNAL**

COMMISSIONER CASARES: Good evening, everybody. Welcome to the Hartford Redevelopment Agency regular meeting, today, September 10, 2009 at the plaza level conference room, 260 Constitution Plaza.

**I. Roll Call**

COMMISSIONER CASARES: Commissioner Casares is here. Commissioner Arena?

COMMISSIONER ARENA: Present.

COMMISSIONER CASARES: Commissioner Leonard-Woods?

COMMISSIONER LEONARD-WOODS: Here.

COMMISSIONER CASARES: Commissioner Sierra?

COMMISSIONER SIERRA: Here.

COMMISSIONER CASARES: Okay, we do have a quorum.

**II. Approval of the Minutes of the July 9, 2009 Regular Meeting**

COMMISSIONER CASARES: Next on the agenda is approval of the minutes of the July 9, 2009 regular meeting. Copy of the minutes are in your packets.

COMMISSIONER SIERRA: I've read the minutes and move we approve them.

COMMISSIONER ARENA: Second.

COMMISSIONER CASARES: All in favor? Opposed? Abstentions?

**The motion to approve the minute of the July 9, 2009 regular meeting passed 4-0.**

**III. Projects in Execution**

**A. Park-Squire-Wolcott Street Project**

1. Consideration of an Amended Resolution Granting Initial Approval of a Disposition Agreement with Broad-Park Development Corporation for 17-19 Squire Street (Broad-Park Development Corporation)

September 10, 2009

COMMISSIONER CASARES: Projects in Execution, Park-Squire-Wolcott Street Project. Consideration of a resolution granting initial approval of a disposition agreement for 17-19 Squire Street, Broad-Park Development Corporation.

MR. PANAGORE: Thank you, very much, Mr. Chairman. You have before you a memo dated September 4 from myself to the Agency regarding this project, going over, summarizing some of the details. I turn it over to Mark McGovern. But our recommendation is of course approval of an amended resolution granting initial disposition agreement which is the next item in your agenda packet.

MR. MCGOVERN: Thank you. At the July meeting we approved a conditional initial disposition. The condition was Broad-Park be able to show funds from the HUD Section 811 program. The condition was that we receive a commitment prior to passing our final approval. That was based on the advice of HUD and their requirement of needing to see site control. We proceeded and introduced the resolution to city council. It was approved by city council.

HUD has advised us they need a stronger level of site control, and advised us they need a signed contract for the property. So we have this one option to renovate and see this severely blighted property on Squire Street redeveloped. Based on this new direction by HUD we've been advised to submit it back to city council because it's deemed a substantial change in No. 4, "Upon final approval by the agency the executive director of the agency is hereby authorized to execute the disposition agreement which agreement shall contain a provision strictly conditioning the transfer of title to the property upon redeveloper securing evidence of financing from HUD prior to such transfer."

So in this scenario if the recommendation is accepted and we have this resolution approved it will go back to council, and our final approval be made to authorize the execution of the land disposition agreement, but not transfer title to the property or relinquish our rights until after the project is funded. It's a little confusing. We are taking a different approach as it relates to this property. But we deem it necessary given the financing from HUD and the condition of the building. It's our best opportunity to revitalize that property.

MR. BARE: Just to clarify, when we transfer title it would be upon receipt of a commitment of funding from HUD. So once HUD says, yes, you are going to get 811 funding for this we would transfer title at that time. We have our regular restrictions on if you don't build the project, everything else.

COMMISSIONER CASARES: Questions, comments?

COMMISSIONER ARENA: Mr. Chairman, is this going to extend the deadline for this project, or will it come in on time?

MR. MCGOVERN: It will not extend the deadline. We're maintaining the same one in the resolution in July, that securing of funding would need to happen by May 1, 2010.

COMMISSIONER ARENA: Thank you.

MR. MCGOVERN: You're welcome.

COMMISSIONER CASARES: Any other questions or comments? Hearing none I would like to make a motion we grant an amended initial approval of a disposition agreement with Broad-Park Development Corporation for 17-19 Squire Street in the Park-Squire-Wolcott Street Project. Second would be in order.

COMMISSIONER ARENA: Move to second.

COMMISSIONER CASARES: All in favor? Opposed?

**The motion to grant an amended initial approval of a disposition agreement with Broad-Park Development Corporation for 17-19 Squire Street in the Park-Squire-Wolcott Street Project passed 4-0.**

COMMISSIONER CASARES: Motion passes.

**B. Main-John-Hudson Project**

1. Consideration of a Resolution Authorizing a Certificate of Completion for Immanuel Hudson House, Inc. for 363-391 Hudson Street.

COMMISSIONER CASARES: Next on the agenda is the Main-John-Hudson Street Project, certificate of completion for.

MR. PANAGORE: Mr. Chairman, thank you very much. You have before you first a memo from myself to the commissioners dated September 4 describing the request for certificate of completion related to Immanuel Hudson House. This is a 41-unit elderly facility. Also distributed at the same time are five photos of the interior and exterior of the completed building. You have before you a proposed resolution for the agency that would authorize myself to execute a certificate of completion. At this time I turn it over to Mark McGovern for further detail.

MR. MCGOVERN: Essentially we've been working at this project for a few years now. Sold the property in 2007. The construction was completed earlier in the summer. It's been fully leased, and residents moving in imminently. Glenn, as our staff, conducted the walk-through, took the pictures, and made sure what was built satisfied and conformed with the approvals of this agency. And we confirmed they have and as the next step a completion of certificate of completion is in order. It will be filed on the land record stating the redeveloper has conformed to all the conditions on the project.

COMMISSIONER CASARES: Being no other comments or questions I'd like to put forward a motion for a resolution authorizing certificate of completion for Immanuel Hudson House, Incorporated, 397 --

MR. PANAGORE: 391.

COMMISSIONER CASARES: The letter says --

MR. GEATHERS: 363-391. The resolution has the correct address.

COMMISSIONER CASARES: 363-391 Hudson Street in the Main/John/Hudson Street Project.

COMMISSIONER LEONARD-WOODS: Second.

COMMISSIONER CASARES: All in favor? Opposed? Abstentions?

**The motion for a resolution authorizing certificate of completion for Immanuel Hudson House, Incorporated, 363-391 Hudson Street in the Main/John/Hudson Street Project passed 4-0.**

#### **IV. Executive Director's Report**

COMMISSIONER CASARES: Next on the agenda is the Executive Director's Report.

MR. PANAGORE: Mr. Chairman, commissioners, one thing I wanted to mention to everyone is that in terms of my having stepped up to be the city's chief operating officer as part of the changes that occurred on July 1, Mark McGovern was appointed deputy director of development services. For the time being I continue to serve as executive director. But between Mark and myself we share the workload. In that regard I will be relying on him to carry out of the functions of the redevelopment agency. We know this is not a long-term solution, but for the time being that is the operating condition. I don't wish to shirk my duties, but in terms of a lot of the substantive reporting, I am going to be relying on Mark to carry things out. If there are no questions on that I'd like to turn it over to Mark for three particular items.

September 10, 2009

MR. MCGOVERN: Three updates on the executive director report. I am going to turn it over to Glenn to give a quick update on Albany/Woodland Project. We had a very quickly scheduled press event with the mayor to kick off the demolition in Albany/Woodland which happened last week. As Glenn would say they have been rocking and rolling out there on the demolition.

MR. GEATHERS: The demolition of the three properties in question; 1135, 1137, and 426 Woodland Street: 1135 is the M & W Automotive building. And 1137 is McGregor's Restaurant. Both those buildings are down. The former Woodland Moving and Storage, the office portion of Woodland Street is also down, with the remaining pieces being the warehouse. Literally all those buildings will be down within the week. They're trucking debris off the site. We'll have a completely graded site within the next three weeks.

MR. MCGOVERN: Our next step there is reengaging with the Upper Albany Investment Corporation to redefine the vision for that site. Given the markets it will probably take the next few months to do that.

MR. GEATHERS: Another quick addendum: The last piece is the acquisition of 1161 Albany Avenue, the former Mobil station. We're in the final stages with the Exxon/Mobil Corporation in terms of clean up and remediation, who is going to do that.

MR. MCGOVERN: Thanks, Glenn. Last update is on Park & Main. The agency knows we sent the letter to the Plaza Mayor, LLC development team asking they be prepared to move forward with conditions of a final approval by October. We received a response from them. It does not seem they will be ready to advance the project by the end of September. So our expectation is that at our October meeting we will be submitting a resolution terminating their designation on the property.

COMMISSIONER SIERRA: This is the marquee of Hartford. We want to get that moving. And the ugly building we want to get that moving. Those little things do add up.

MR. PANAGORE: Agree entirely. First piece is to clear out the underbrush. Based upon our current schedule I would like to see us well-positioned next spring to exploit the spring.

COMMISSIONER SIERRA: On Main Street it seems like they've been having success on the inside renting out places.

MR. MCGOVERN: American Airlines? On the inside I don't think they have new leases. But the fact they are opening up the facade will help things. It had been enclosed by a scaffold. They're working with the restaurateur. The other ones they're working on are challenging given the retail environment of today. Of all the sectors in the economy retail has taken the brunt of the recession. The scaffolding is down. Much of the ground level facade has been completed. It looks very nice.

September 10, 2009

One last item remaining: We will be applying for an EPA grant at Ramon Quiros Park. Earlier this year we had a concept proposal for a community garden for a temporary use at the park site. That may or may not proceed. We need to go back and look at our environmental studies. They need to pull a tank onsite and deal with hazardous conditions in and around the playground areas. It's not unsafe by any means. In August we got a notice for competitive grant opportunity with EPA. The cost was within the scope of the grant opportunity. We feel that's a good one to proceed with. It's somewhere along the lines of about \$200,000. That would deal with the two issues; the tank issue and the playground. The award will be in December, so we'll keep you informed.

**V. Other Business**

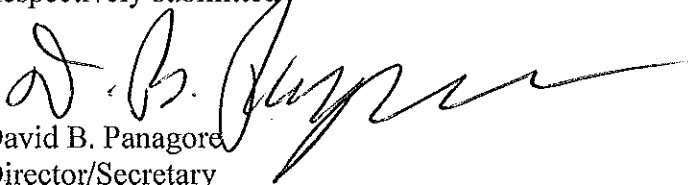
COMMISSIONER CASARES: Next on the agenda is other business. Any public comments? Anything from the audience?

**VI. Adjournment**

COMMISSIONER CASARES: Motion to adjourn.

**The hearing was adjourned at 5:35 p.m.**

Respectively submitted

  
David B. Panagore  
Director/Secretary